**CHATELAINE GUIDELINES PER OUR COVENANTS**

**General Considerations**

1. Townhome Usage. All townhomes, and the common areas shall be used for residential and related common purposes. Townhomes shall be used only as single family residences and shall not be subdivided.
2. Nuisance. No obnoxious or offensive activity is permitted on the property.
3. Traffic Rules. The speed limit throughout the entire property is 10 mph. Please abide by the one-way entry signs around the fountain circle.
4. Signs. No owner shall display, or allow to be displayed, in public view any sign, placard or billboard. A small “for sale” sign may be displayed in the front yard.
5. Garbage. Within 24 hours of garbage collection, all trash cans are to be removed from the street and properly stored out of sight.
6. Garage Doors.   Garage doors will be kept closed for security and appearance purposes when there is no activity taking place which reasonably requires the door to remain open.  In no case will garage doors be left open overnight.
7. Sports Equipment. All sports equipment such as basketball hoops, soccer nets, bicycles will be stored out of sight when not in actual use.
8. Thornblade Golf Course. Please follow all Thornblade rules and regulation while on golf course.

**Architectural**

1. Exterior Changes. No construction or modifications shall be done to any townhome that impairs the structural integrity or alters the exterior of the townhome. All changes must have Architectural Committee approval. Please submit request to Management Company.
2. Antennas/Satellite Dish. No antenna, ~~satellite dishes or disk~~, ham radio antenna or antenna towers for receiving or transmitting radio, television or other electronic transmission are permitted. ~~However,~~ Satellite television dishes not exceeding 18 inches in diameter are permitted provided the dish is not visible from the street and no mounting hardware penetrates the roofing material.

**Parking Policy**

1. Parking Rights. Please park cars in your driveway so as not to block mail delivery or emergency vehicles and for general safety. No overnight parking in the street or parking on traffic circles at any time.
2. Driveway Parking. Vehicles parked in the driveway will be parked perpendicular to the street. Horizontal or diagonal parking is not permitted.
3. Recreational Vehicles. Recreational vehicles including motor homes, campers, boats, and trailers must be stored in the garage or stored off the property at all times.
4. Inoperative Vehicles. No inoperative, abandoned, unregistered, or vehicle with a fabric storage cover will be parked in driveways or on the street.
5. Clear Driveways. Driveways will be kept free of all materials, and obstructions with the exception of operable, registered, non-commercial vehicles.

**Pets**

 1. Owner Responsibility. All pets must be kept in a reasonable manner. Please clean up after your pets. All pets must be kept on a leash at all times to comply with county leash law.

**Property Maintenance**

 1. General Maintenance. All premises must be kept in an attractive manner. Garbage containers and similar objects must be located such that they are not visible from t the street or the golf course. And all maintenance requests should be addressed to the management company.

 2. Gutters. Gutters will be cleaned twice a year; once in the Spring and once in Fall.

 3. Mulching. Mulching will be done once a year.

 4. Irrigation. Irrigation systems are for the grass only and should not be adjusted by residents.

 5. Landscaping. All grass planting should be fescue to conform to the rest of the property. Also, significant landscaping enhancements must be approved by the landscape committee. Hardscape alterations will be referred to the Architectural Control Committee.

**Violations**

If a resident feels a violation of the Covenants has taken place, they may notify the property management company who will make an initial assessment with respect to the validity of the reported violation. Based on the outcome of that assessment, the violation may be presented to the HOA Board of Directors. If upon a majority vote, the Board of Directors decides there is a violation, the following actions will commence:

 1st Offense Written notification from property management company

 2nd Notification/Repeat Offense $50 Fine

 3rd Notification/Repeat Offense $100 Fine

 Additional Notifications/Repeat Offenses $200 Fine

Fines will be cumulative and if left unpaid may be attached as a lien to the property or assigned to a collections agency. All costs associated with collections of fines will be added to the total amount owed.

If a resident receives a notification of a violation, they may appeal to the HOA Board of Directors. The Board will consider the appeal and make a determination based on the merits of the appeal. The Board’s majority vote will be final.